

MAY 2025

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

HISTORIC PRESERVATION COMMISSION

Work continues to progress at Slater Hall, and will now include replacement of the asphalt shingle roof with a new standing seam metal roof. The roof would be forest green in color in order to coordinate with the interior wainscot and the awning stripes. The industrial-looking square gutters will be replaced with 6" half round gutters and round downspouts to be in keeping with the original era of the building. The new gutters will have gutter guards to prevent debris from the trees on site from entering, and this will make the building easier to maintain.

As always, work will be done in accordance with the Secretary of the Interior's Standards for Rehabilitation in order to preserve the historic integrity of the building.

FAIRMONT AVE PROJECT (GCRA)

Long Range Planning is collaborating with the Greenville County Redevelopment Authority (GCRA) to conceptualize a transformative 15-acre development off Interstate 85 and South Pleasantburg Drive. Located on Fairmont Avenue, opposite the Belmont Heights neighborhood, this visionary project aims to deliver diverse, affordable housing while redefining GCRA's development model through a signature initiative. Our team will be actively engaging the surrounding community to foster an inclusive design that aligns with GCRA's mission. Key objectives include integrating varied housing options, exploring trail connectivity, preserving and enhancing the site's natural features, and enriching the Augusta Road corridor, creating a vibrant, sustainable, and community-focused landmark.

PIEDMONT AREA PLAN SUMMARY REPORT

Long Range Planning has published a summary report of the 342-page Piedmont Area Plan on its blog. The summary highlights the plan's key concepts and includes interactive maps illustrating their potential applications. A non-interactive PDF is also available for download. Developed by Greenville County in collaboration with Anderson County from May 2023 to December 2024, the Piedmont Area Plan was adopted by the Greenville County Council in December 2024.



FIVE-YEAR REVIEW

March 9 was the deadline for feedback from the County's partners and funding sources identified in the 2020 Comprehensive Plan for goal and strategy implementation. These partners were invited to submit progress reports on their respective strategies and to identify challenges or provide feedback to better position the County for advancing outstanding strategies or planning the next Comprehensive Plan update.

Feedback from across the County and State is currently being processed and organized for the Five-Year Review, alongside updated statistics that will offer insights into progress trajectories and the status of goal implementation.

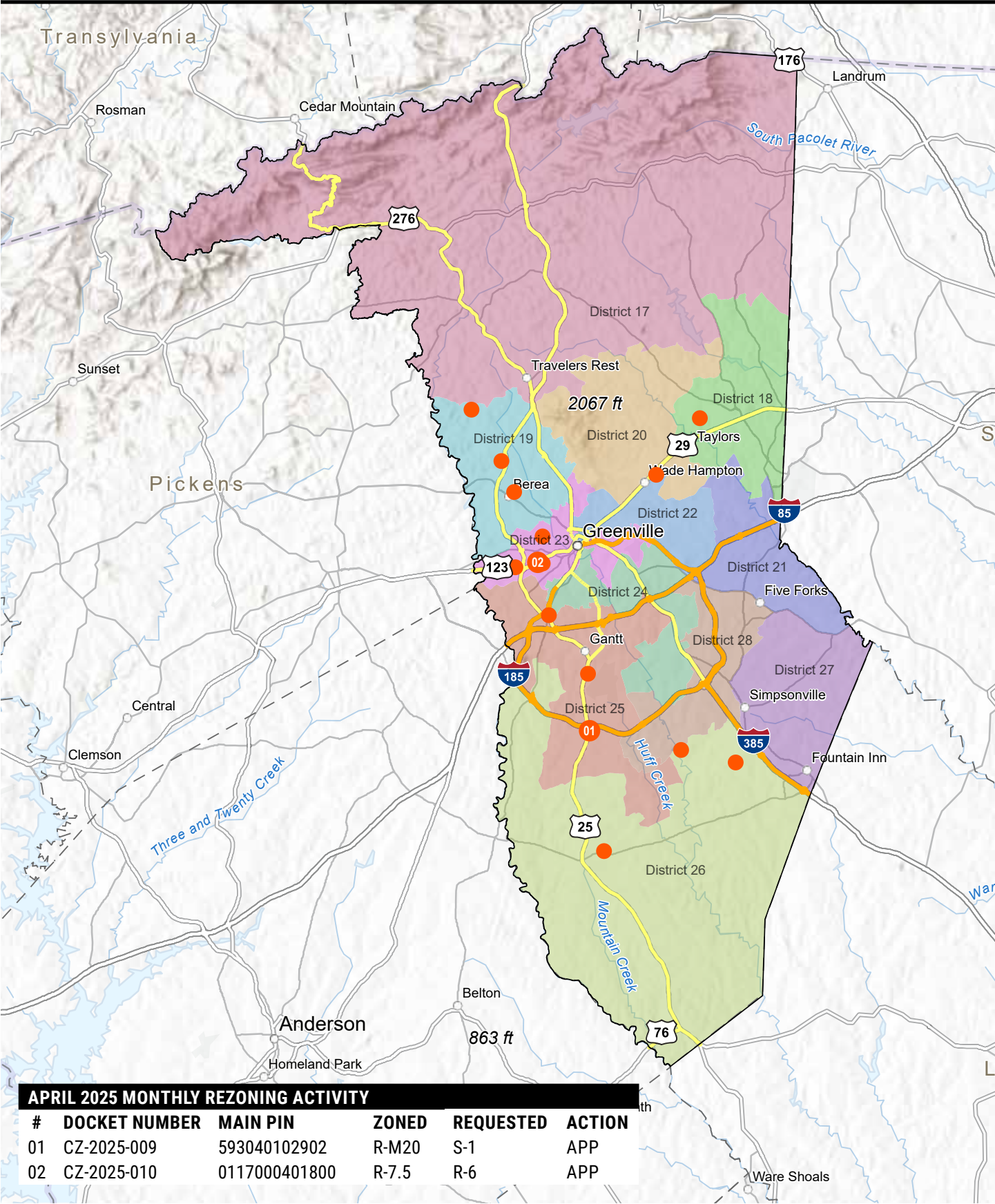
TRANSPORTATION PLANNING

GPATS MAY POLICY COMMITTEE MEETING

On May 12, 2025, the GPATS Policy Committee convened its second meeting of the year. The committee received updates on SCDOT projects in the region and approved an amendment to the GPATS Transportation Improvement Program, allocating annual funding for the Greenville Transit Authority/Greenlink and the Transportation Alternatives Program. The committee also reviewed and approved the biennial Unified Planning Work Program, which governs GPATS activities for FY 2026–2027, following discussion. Additionally, SCDOT presented the upcoming Statewide Multimodal Transportation Plan (Momentum 2050: Moving South Carolina Forward, <https://movingsouthcarolinaforward.com/>), which will guide statewide spending through 2050. Meeting materials are available at <https://gpats.org> or by emailing the GPATS team at gpats@greenvillecounty.org.



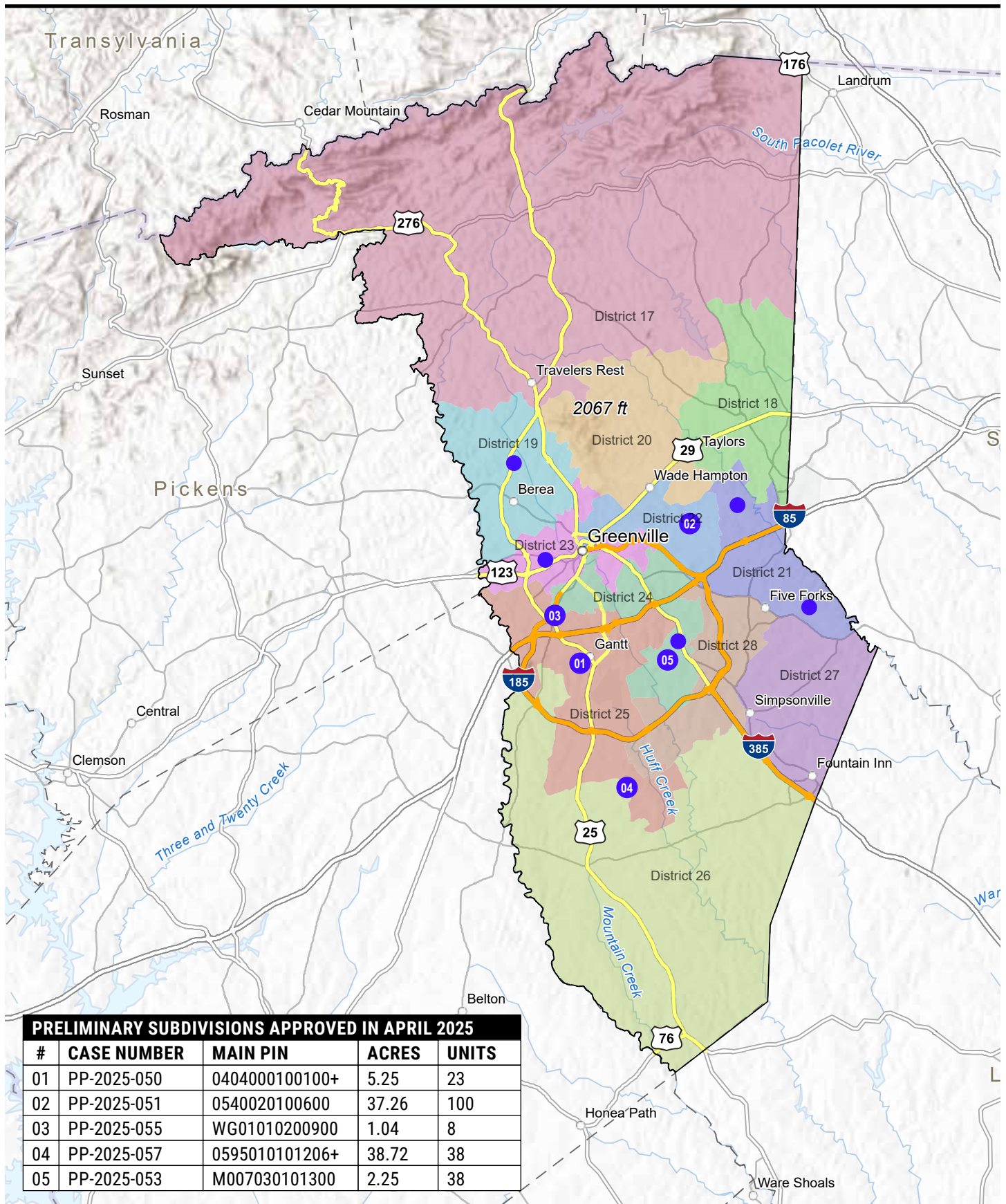
ZONING ADMINISTRATION



APRIL 2025 MONTHLY REZONING ACTIVITY					
#	DOCKET NUMBER	MAIN PIN	ZONED	REQUESTED	ACTION
01	CZ-2025-009	593040102902	R-M20	S-1	APP
02	CZ-2025-010	0117000401800	R-7.5	R-6	APP

*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS; APP=APPROVED; DEN=DENIED; WD=WITHDRAWN; AMD=APPROVED AS AMENDED

SUBDIVISION ADMINISTRATION



*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

SUBDIVISION ADMINISTRATION

DARBY HAND BIO

Darby Hand now serves as the County Arborist, bringing more than five years of professional experience in forestry and the tree care industry. A graduate of Haywood Community College with a degree in Forest Management and a certified ISA Arborist, Darby is dedicated to the long-term health, safety, and sustainability of the county's tree canopy.

With a strong foundation in fieldwork and urban forestry practices, Darby works to support responsible tree preservation, environmental stewardship, and community education.

Outside of work, Darby enjoys spending time with family by the pool, hiking, and competing in professional timbersports events.



BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for April, 2025.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: 8
Residential New Construction: **217**
Residential New Construction Duplex: **14**
Townhome: **26**

TOTAL PERMITTING FEES COLLECTED

\$905,420.25
Year to date: \$3,579,081.46

CODE ENFORCEMENT

New Code Enforcement Cases: **256**
Code Enforcement Cases Closed: **179**
Total Active Code Enforcement Cases: **464**
\$1,629.32 collected by tax bills for Code Enforcement liens.
\$175.00 collected by the County Attorney for hold harmless agreements

Unfit Structure Hearing: The five residential structures mentioned in the last Planning Report are still awaiting bids; however, staff is optimistic they will receive a notice to proceed by the first week of June. No hearings are scheduled for May, but two additional residential structures will be sent out for bids soon which had hearings in February (totaling seven residential structures set for demolition).

Code Enforcement is also actively engaged in their **Neighborhood Awareness** campaign. Codes Officers were in attendance this month at a community meeting in the Locust Hill Road area and the Sterling Community in June.

UPCOMING MEETINGS

May 28: Open Space Plan Final Steering Committee Meeting
(10am, County Square)

June 2: Planning & Development Committee

June 3: County Council

June 11: Board of Zoning Appeals

June 16: Rezoning Public Hearing

June 16: Subdivision Advisory Committee

June 16: Planning & Development Committee

June 17: County Council

June 19: Historic Preservation Commission (12pm, Council
Committee Room)

June 25: Planning Commission